

# PLAT OF SURVEY

LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6 TH P.M., CUMING COUNTY, NEBRASKA.

SURVEY RECORD REPOSITORY  
RECEIVED

FEB 04 2011

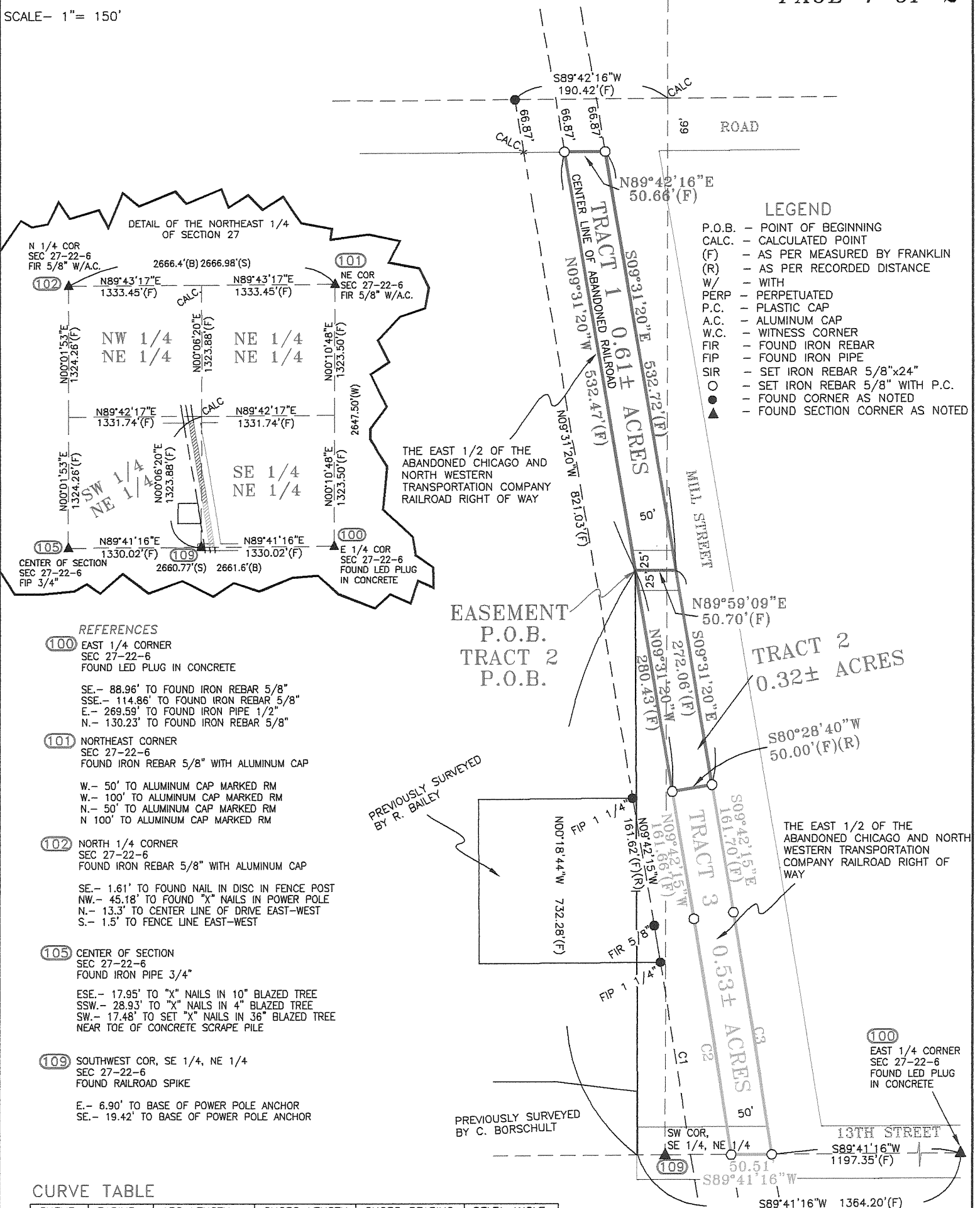
\$ 5

County CUMING

1004-1167 1/2

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SCALE- 1"= 150'



- REFERENCES**
- 100** EAST 1/4 CORNER  
SEC 27-22-6  
FOUND LED PLUG IN CONCRETE  
  
SE.- 88.96' TO FOUND IRON REBAR 5/8"  
SSE.- 114.86' TO FOUND IRON REBAR 5/8"  
E.- 269.59' TO FOUND IRON PIPE 1/2"  
N.- 130.23' TO FOUND IRON REBAR 5/8"
  - 101** NORTHEAST CORNER  
SEC 27-22-6  
FOUND IRON REBAR 5/8" WITH ALUMINUM CAP  
  
W.- 50' TO ALUMINUM CAP MARKED RM  
W.- 100' TO ALUMINUM CAP MARKED RM  
N.- 50' TO ALUMINUM CAP MARKED RM  
N 100' TO ALUMINUM CAP MARKED RM
  - 102** NORTH 1/4 CORNER  
SEC 27-22-6  
FOUND IRON REBAR 5/8" WITH ALUMINUM CAP  
  
SE.- 1.61' TO FOUND NAIL IN DISC IN FENCE POST  
NW.- 45.18' TO FOUND "X" NAILS IN POWER POLE  
N.- 13.3' TO CENTER LINE OF DRIVE EAST-WEST  
S.- 1.5' TO FENCE LINE EAST-WEST
  - 105** CENTER OF SECTION  
SEC 27-22-6  
FOUND IRON PIPE 3/4"  
  
ESE.- 17.95' TO "X" NAILS IN 10" BLAZED TREE  
SSW.- 28.93' TO "X" NAILS IN 4" BLAZED TREE  
SW.- 17.48' TO SET "X" NAILS IN 36" BLAZED TREE  
NEAR TOE OF CONCRETE SCRAPE PILE
  - 109** SOUTHWEST COR, SE 1/4, NE 1/4  
SEC 27-22-6  
FOUND RAILROAD SPIKE  
  
E.- 6.90' TO BASE OF POWER POLE ANCHOR  
SE.- 19.42' TO BASE OF POWER POLE ANCHOR

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17088.76'	244.26'	244.26'	S08°54'18"E	00°49'08"
C2	17138.76'	299.38'	299.38'	S08°58'18"E	01°00'03"
C3	17188.76'	307.43'	307.42'	N08°57'35"W	01°01'29"

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF STATE OF NEBRASKA.

SEAL

6-21-2010

DATE OF SIGNATURE

FRED M. FRANKLIN R.L.S. 525

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL

## Alpha Land Surveying

OFFICE- OAKLAND, NEBRASKA (402)-685-6944  
OFFICE- SOUTH SIOUX CITY, NEBRASKA (402)-494-2122  
OFFICE- NORFOLK, NEBRASKA (402)-371-7571

DRAWN BY: NNS CHECKED BY: FMF  
PROJECT # 2010-072

# PLAT OF SURVEY

LOCATED IN WEST POINT INDUSTRIAL TRACT  
NORTH, AN ADDITION TO THE CITY OF  
WEST POINT LOCATED IN THE SOUTH 1/2  
OF THE NORTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 22 NORTH, RANGE 6 EAST OF  
THE 6 TH P.M., CUMING COUNTY, NEBRASKA.

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## TRACT 1

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE N00°18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING OF SAID LINE; THENCE N89°59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE END OF SAID LINE. LESS AND EXCEPT THE NORTH 66.00 FEET THEREOF. SAID TRACT CONTAINING 0.61 ACRES MORE OR LESS.

## TRACT 2

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE N00°18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE N89°59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY; THENCE S09°31'20"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 272.06 FEET; THENCE S80°28'40"W, A DISTANCE OF 50.00 FEET TO A POINT ON SAID CENTER LINE OF SAID ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY; THENCE N09°31'20"W, ON SAID CENTER LINE, A DISTANCE OF 280.43 BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.32 ACRES MORE OR LESS.

## TRACT 3

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY LYING SOUTH OF TRACT 2 AS SHOWN ON THIS OFFICIAL PLAT; AND EXTENDING SOUTHERLY TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27. SAID TRACT CONTAINING 0.53 ACRES MORE OR LESS.

### INGRESS EGRESS EASEMENT DESCRIPTION

AN INGRESS EGRESS EASEMENT LOCATED IN WEST POINT INDUSTRIAL TRACT NORTH, AN ADDITION TO THE CITY OF WEST POINT, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 6-21-2010. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE CUMING COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID EASEMENT BEING 25.00 LEFT AND 25.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°41'16"W, ON THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1364.20 FEET; THENCE N00°18'44"W A DISTANCE OF 732.28 FEET TO A POINT THAT INTERSECTS WITH THE CENTER LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE N89°59'09"E A DISTANCE OF 50.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY AND END OF SAID EASEMENT.

1004-167 1/2

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